182.0	0001	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	627,000	/	627,000
USE VALUE:	627,000	/	627,000
ASSESSED:	627,000	/	627,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		MAYFLOWER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FORD WILLIAM J & JANET D
Owner 2:	
Owner 3:	
Street 1:	6 MAYFLOWER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,728 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1936, having primarily Vinyl Exterior and 1437 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5728.000	212,700		414,300	627,000
Total Card	0.132	212,700		414,300	627,000
Total Parcel	0.132	212,700		414,300	627,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 436.48 | /Parcel: 436.4

Legal Description

User Acct
122842
GIS Ref
GIS Ref
Insp Date
06/01/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 182.0-0001-0010.0

!14214!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	212,700	0	5,728.	414,300	627,000	627,000	Year End Roll	12/18/2019
2019	101	FV	181,700	0	5,728.	414,300	596,000	596,000	Year End Roll	1/3/2019
2018	101	FV	181,700	0	5,728.	349,200	530,900	530,900	Year End Roll	12/20/2017
2017	101	FV	181,700	0	5,728.	319,600	501,300	501,300	Year End Roll	1/3/2017
2016	101	FV	181,700	0	5,728.	272,200	453,900	453,900	Year End	1/4/2016
2015	101	FV	170,600	0	5,728.	236,700	407,300	407,300	Year End Roll	12/11/2014
2014	101	FV	170,600	0	5,728.	219,000	389,600	389,600	Year End Roll	12/16/2013
2013	101	FV	170,600	0	5,728.	208,300	378,900	378,900		12/13/2012

PRINT

Date	Time
12/11/20	04:05:01

LAST REV

Date	Time
06/19/18	12:52:53
mmcmakin	

USER DEFINED

Prior Id # 1:	122842
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14214

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13033-225		8/10/1976		40,444	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/21/2014	1047	New Wind	21,952		8/21/2014			Replace 15 windows
4/5/1995	156	Manual	4,100					ROOF
7/15/1992	307		12,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2018	Inspected	PH	Patrick H
5/17/2018	MEAS&NOTICE	BS	Barbara S
10/20/2008	Meas/Inspect	197	PATRIOT
10/20/2008	Meas/Inspect	197	PATRIOT
3/24/2000	Inspected	270	PATRIOT
1/6/2000	Mailer Sent		
1/3/2000	Measured	163	PATRIOT
12/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5728		Sq. Ft.	Site		0	70.	1.03	7									414,288						414,300	

Total AC/HA:	0.13150	Total SF/SM:	5728	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	414,288	Spl Credit		Total:	414,300

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:		%	
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99792004
Adj $ / SQ:	141.455
Other Features:	78005
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	308267
Depreciation:	95563
Depreciated Total:	212704

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	0	BRs:	0	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	7	3	
Totals			
0			

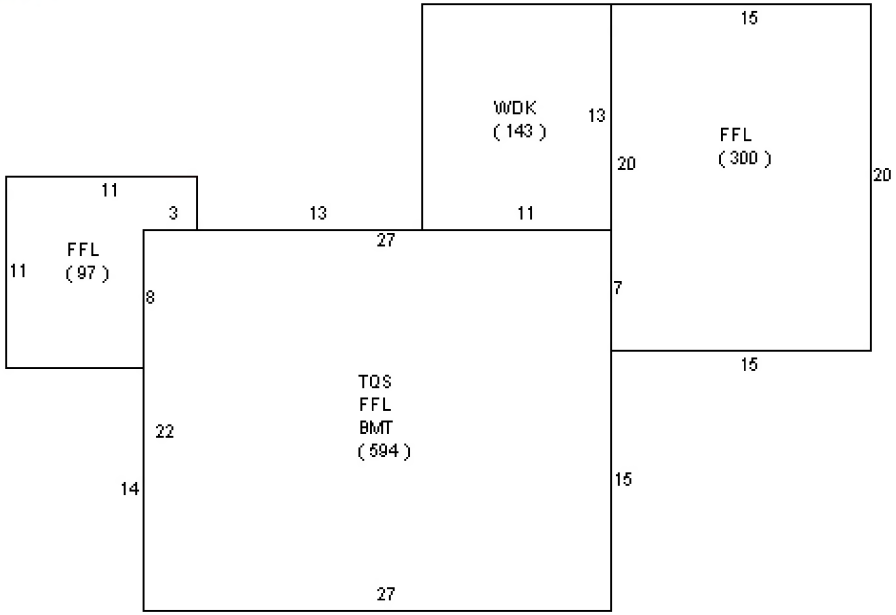
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.46
Special Features:	0	Val/Su Net:	97.84
Final Total:	212700	Val/Su SzAd	148.07

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	991	141.460	140,182
BMT	Basement	594	42.440	25,207
TQS	3/4 Story	446	141.460	63,018
WDK	Deck	143	12.970	1,854

Net Sketched Area:	2,174			Total:	230,261
Size Ad	1436.5	Gross Are	2322	FinArea	1437

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 182.0-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X7	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	